ACRES

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- Beautifully renovated end terraced family home
- Highly sought after Wylde Green location
- Offered for sale with no upward chain
- Three floors of versatile accommodation
- Two generous reception rooms
- Impressive open plan kitchen/diner
- Separate utility area and downstairs WC
- Four well proportioned bedrooms
- Family bathroom and ensuite
- Established rear garden

FLORENCE ROAD, WYLDE GREEN, B73 5NG - OFFERS OVER £500,000

Ideally situated in the popular area of Wylde Green, this impressive four bedroom end terraced home is perfectly positioned within easy walking distance of a wide range of shops, local amenities and everyday conveniences. The property is also well placed for access to excellent transport links, local schools and the surrounding areas, making this an ideal location for families and professionals alike. Wylde Green offers a fantastic balance of residential living with amenities close at hand, whilst nearby Boldmere and Sutton Coldfield provide an even wider selection of shops, restaurants, leisure facilities and open green spaces. Having been newly renovated throughout, this substantial home provides beautifully presented and versatile accommodation arranged over three floors and is offered for sale with no upward chain. The property combines attractive period style features with contemporary finishes and includes a welcoming entrance hall, two reception rooms, a superb open plan kitchen/diner, separate utility area and downstairs WC. To the upper floors are four well proportioned bedrooms, a stylish family bathroom and an impressive ensuite to the principal bedroom. Outside, there is a low maintenance fore garden and an established rear garden, whilst on road permit holder parking is available.

Accessed via a block paved fore garden and pathway leading to the front entrance, with attractive stone frontage.

HALLWAY: Composite front entrance door opens into the welcoming hallway, having radiator, stairs rising to the first floor landing, newly laid wood effect laminate flooring and doors leading off to the principal reception rooms and kitchen/diner.

LOUNGE: 14'03" max x 12'07" max With measurements reducing to approximately 12'03" x 11'09". PVC double glazed box bay window to the front elevation, radiator and attractive original feature gas fireplace with marble hearth, decorative inset and wooden surround. The room provides ample space for a range of lounge furniture and benefits from a pleasant balance of original character and modern presentation.

SITTING ROOM: 14'03" max x 11'00" max With measurements reducing to approximately 12'03" x 10'03". PVC double glazed bay window overlooking the rear garden, radiator and recess providing an ideal space for a freestanding fire display. There is ample room for a range of sitting room furniture, making this a versatile second reception room ideal for family living, entertaining or use as a snug.

OPEN PLAN KITCHEN/DINER: A particularly impressive and sociable space with three PVC double glazed windows to the side elevation and further PVC double glazed window to the rear, allowing plenty of natural light into the room. The newly fitted kitchen comprises a Belfast style sink set into attractive wooden work surfaces with inset drainage grooves, together with a comprehensive range of newly fitted base units, wall mounted cupboards and drawers. Integrated appliances include a double oven, five ring gas hob with extractor hood over, dishwasher and fridge freezer. There is also a radiator, wood effect laminate flooring, door giving access to a useful storage cupboard and ample space for a large dining table and chairs, creating an excellent open plan area for both everyday family life and entertaining.

UTILITY AREA: 6'06" x 5'06" PVC double glazed window to the side elevation and part PVC double glazed door providing side access. Stainless steel sink and drainer set into wooden work surfaces with matching base and wall mounted units beneath and above. Space and plumbing are provided for both a washing machine and tumble dryer, together with continued wood effect laminate flooring.

GUEST WC: Obscure PVC double glazed window to the side elevation, low flushing WC and hand wash basin set into a vanity unit. Radiator and continued wood effect laminate flooring.

FIRST FLOOR

LANDING: Double glazed skylight above providing additional natural light, stairs rising to the second floor, doors leading to bedrooms two, three and four and the family bathroom, together with two useful storage cupboards.

BEDROOM FOUR: 10'04" x 8'09" PVC double glazed window overlooking the rear elevation, radiator and space for a range of bedroom furniture. A well proportioned fourth bedroom suitable for a child, guest bedroom or home office. Obscure PVC double glazed window to the side elevation. Contemporary suite comprising panelled bath with shower over, low flushing WC and hand wash basin set into a modern floating vanity unit with attractive gold style fittings. Tiled surround, tiled flooring and column style radiator complete the room.

BEDROOM THREE:12'02" max x 11'02" max With measurements reducing to approximately 7'10" x 7'05". PVC double glazed window to the rear elevation, radiator and ample space for bedroom furniture.

BEDROOM TWO: 17'01" max x 12'04" max With measurements reducing to approximately 11'03" x 7'07". A generous double bedroom featuring two PVC double glazed windows to the front elevation, two radiators and ample space for a full range of bedroom furniture.

SECOND FLOOR

BEDROOM ONE: 15'01" max x 11'04" max With measurements reducing to approximately 9'03" x 7'00". PVC double glazed window to the side elevation, double glazed skylight, radiator and excellent space for bedroom furniture. Door leads through to the en-suite shower room.

ENSUITE: Double glazed skylight above providing natural light. Contemporary suite comprising enclosed corner shower, low flushing WC and hand wash basin set into a modern floating vanity unit. Ladder style radiator, tiled surround and tiled flooring.

OUTSIDE

GARDEN: The property benefits from an established and well maintained garden, with a block paved patio area to the side providing an excellent space for outdoor seating and entertaining. Side gate access leads through to the front of the property. The remainder of the garden is predominantly laid to lawn with established bushes, fencing to all boundaries and a further part paved seating area, creating a pleasant and versatile outdoor space.

PARKING: Parking is available on road for permit holders. Prospective purchasers are advised to make their own enquiries with the relevant local authority regarding purchasing a permit.

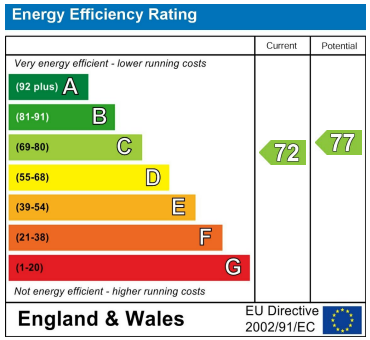
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.